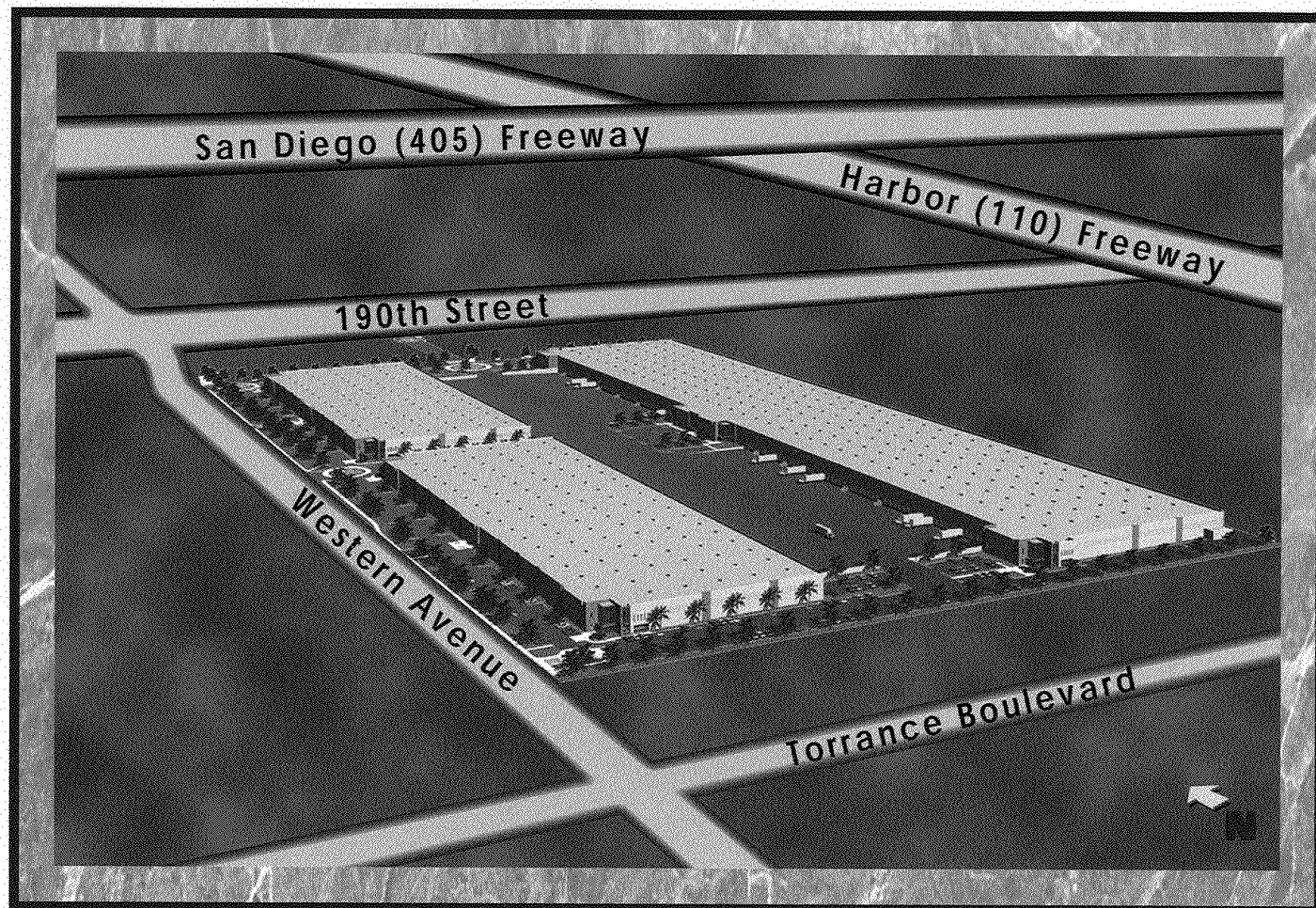
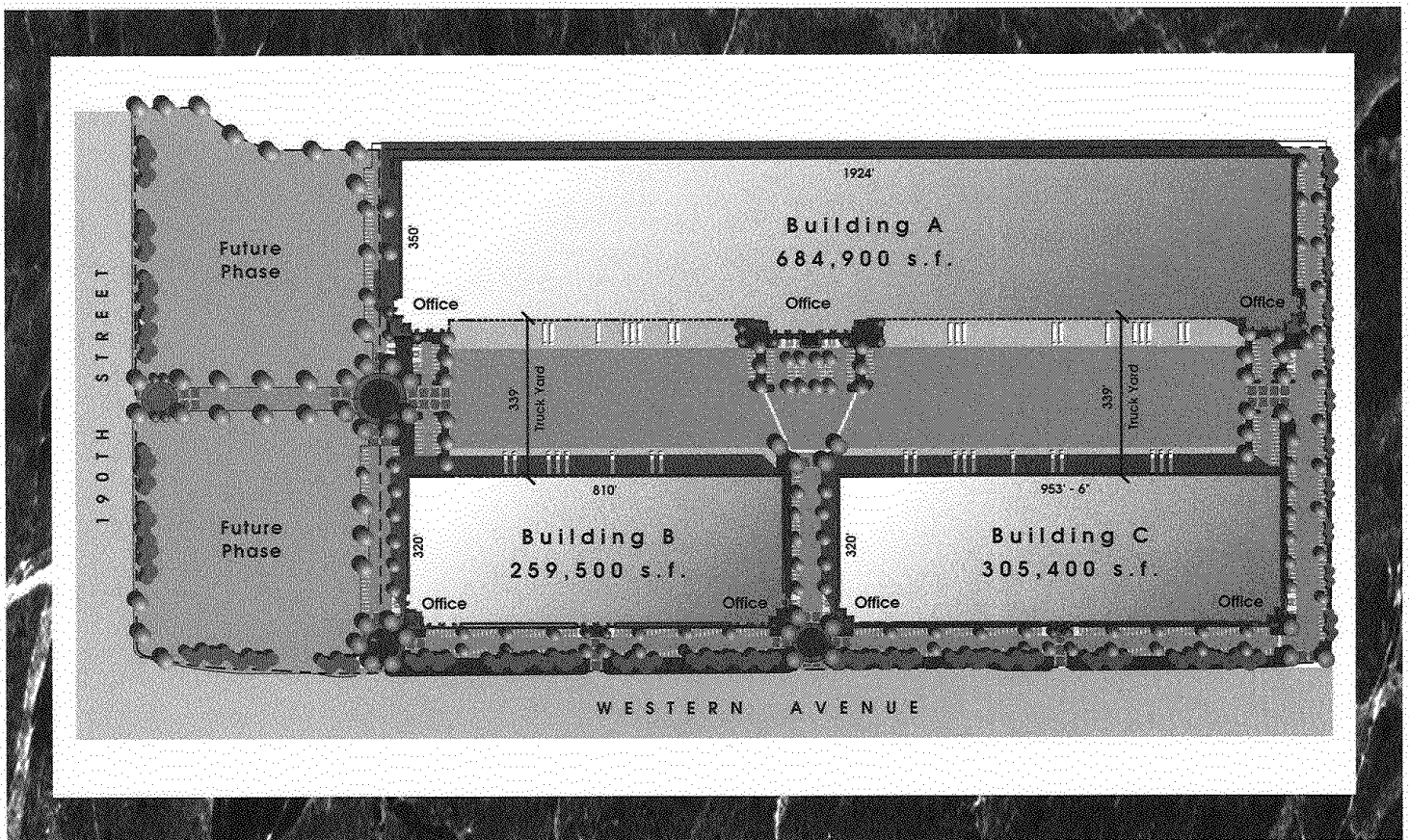


The South Bay's Premier Location



Harbor Gateway Commerce Center

City of Los Angeles



Harbor Gateway Commerce Center

Phase One: 1,249,800 Square Feet

Phase Two: 14.16 Acres for Future Development

Located at the corner of Western Avenue and 190th Street at the San Diego (405) Freeway, in close proximity to the Ports of Long Beach and Los Angeles, as well as Los Angeles International Airport.

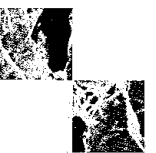
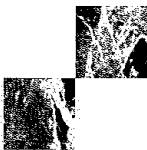
Excellent Access to the 405, 110, 105, & 91 Freeways as well as the Alameda Corridor.

State-of-the-art buildings in a business park environment.

Suitable for warehousing, distribution, manufacturing, and service uses.

Located in a State Enterprise Zone. Benefits include:

- 25% discount on electrical power through the Department of Water & Power
- 8-1/4% sales tax credit for qualifying equipment purchases
- 6% investment tax credit for qualifying equipment purchases
- Employment hiring tax credit



Three State-of-the-Art Industrial Buildings Featuring:

- 30 Foot Minimum Clearance and 2% Skylights
- E.S.F.R. Fire Sprinkler System for High Pile Storage
- 6 Inch Thick Reinforced 4000 PSI Floor Slabs
- 339 Foot Truck Yards Between Buildings
- Attractive Architecture and Landscape Design

Building A - 19200 Western Avenue - 684,900 Square Feet (Divisible)

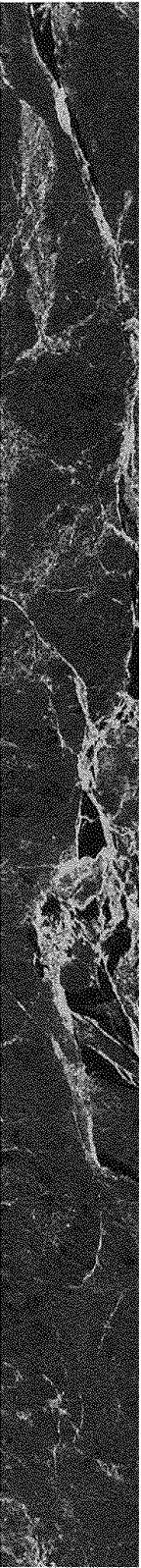
89 Dock High Truck Doors and Two (2) Ground Level Access Ramps

Building B - 19400 Western Avenue - 259,500 Square Feet (Divisible)

43 Dock High Truck Doors and Two (2) Ground Level Access Ramps

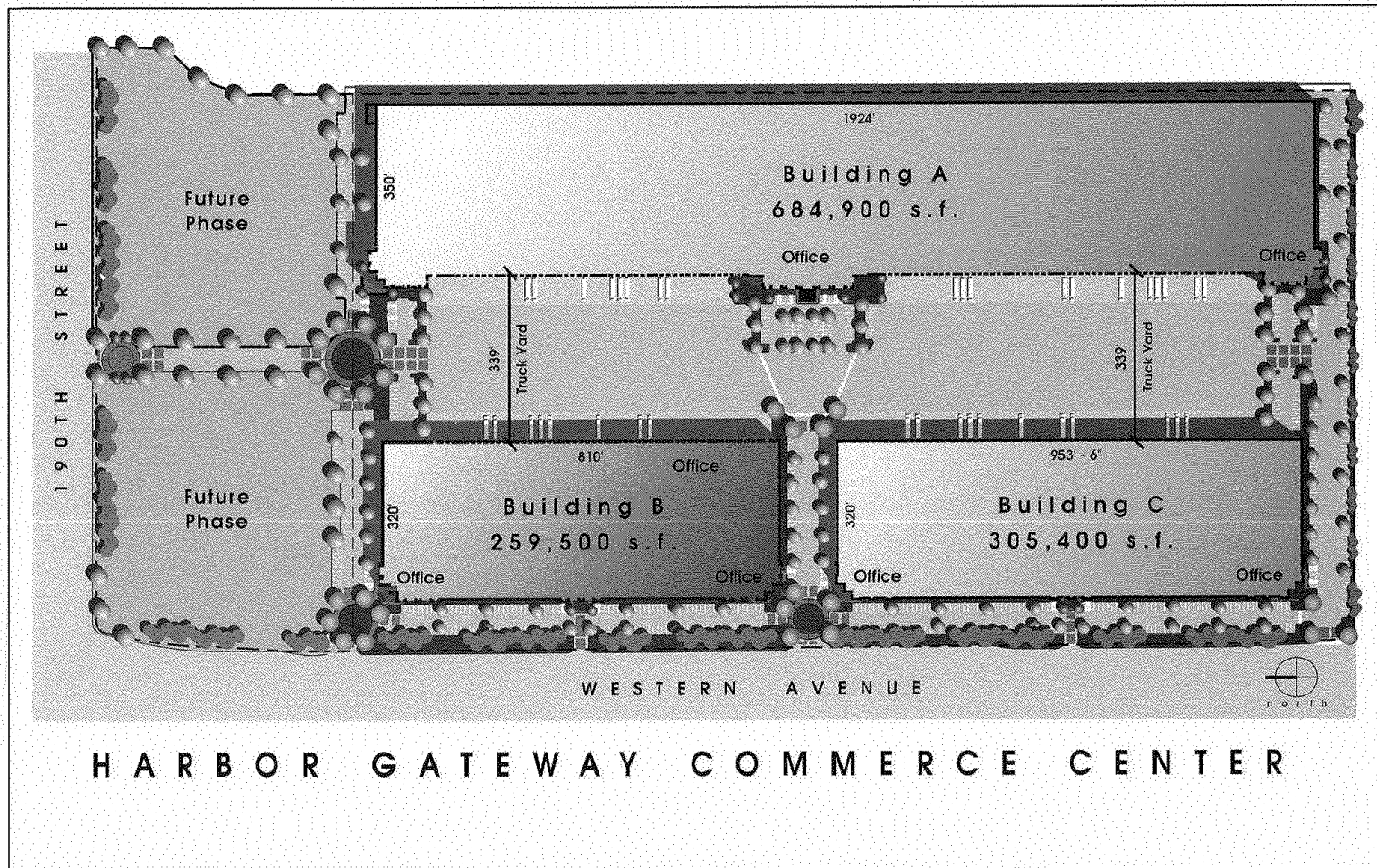
Building C - 19600 Western Avenue - 305,400 Square Feet (Divisible)

54 Dock High Truck Doors and Two (2) Ground Level Access Ramps



- 30 Foot Minimum Clearance, 2% Skylight Ratio
- E.S.F.R. Fire Sprinkler System for High Pile Storage
- 339 Foot Truck Yard Between Buildings
- 54 Dock High Doors & 2 Ground Level Access Ramps
- 6 Inch Reinforced 4,000 PSI Floor Slab

Harbor Gateway Commerce Center

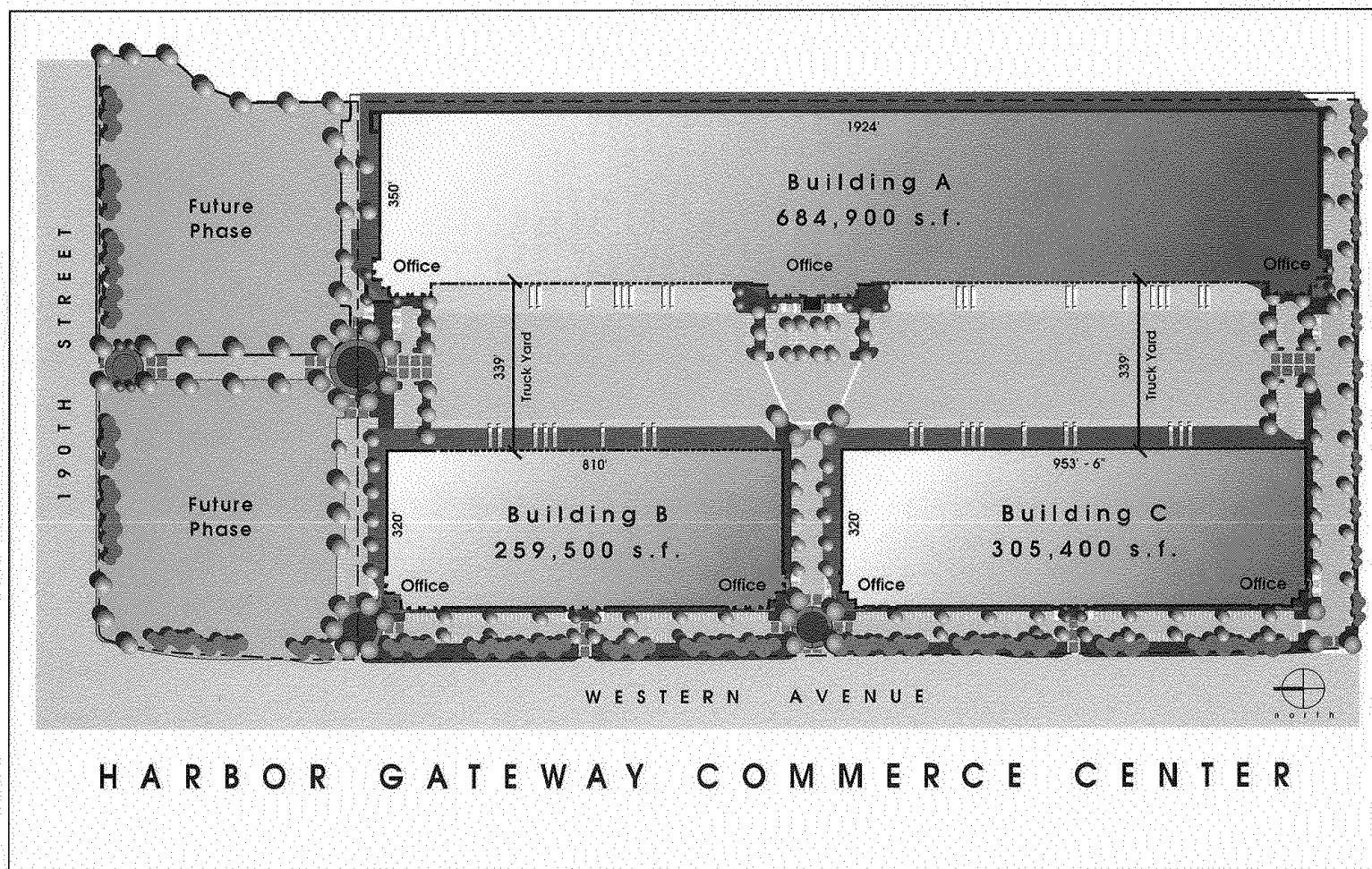


19400 Western Avenue, Los Angeles

259,500 Square Feet Divisible

- 30 Foot Minimum Clearance, 2% Skylight Ratio
- E.S.F.R. Fire Sprinkler System for High Pile Storage
- 339 Foot Truck Yard Between Buildings
- 43 Dock High Doors & 2 Ground Level Access Ramps
- 6 Inch Reinforced 4,000 PSI Floor Slab

Harbor Gateway Commerce Center

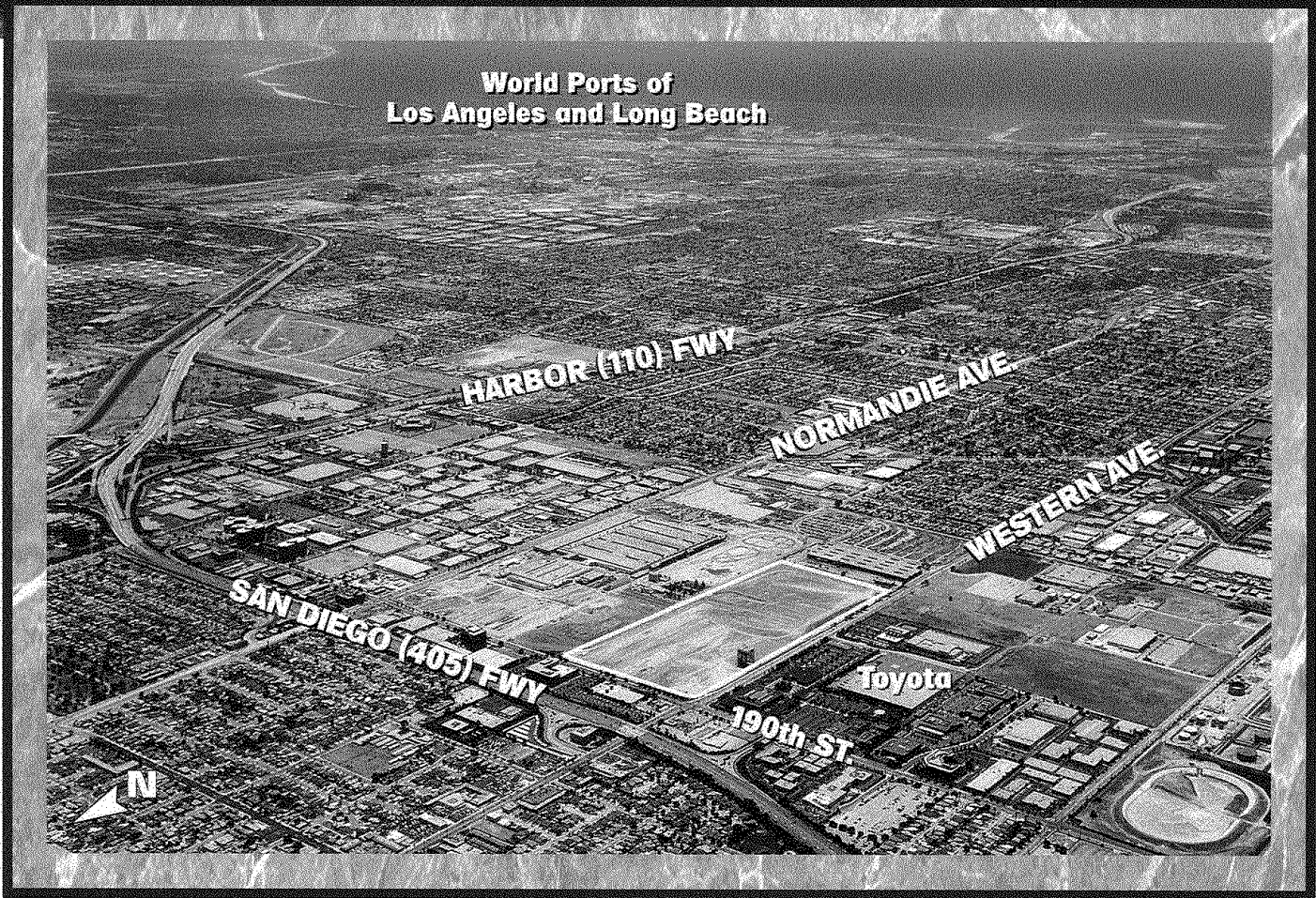


19200 Western Avenue, Los Angeles

684,900 Square Feet Divisible

- 30 Foot Minimum Clearance, 2% Skylight Ratio
- E.S.F.R. Fire Sprinkler System for High Pile Storage
- 339 Foot Truck Yard Between Buildings
- 89 Dock High Doors & 2 Ground Level Access Ramps
- 6 Inch Reinforced 4,000 PSI Floor Slab

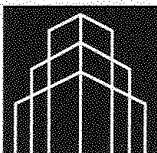
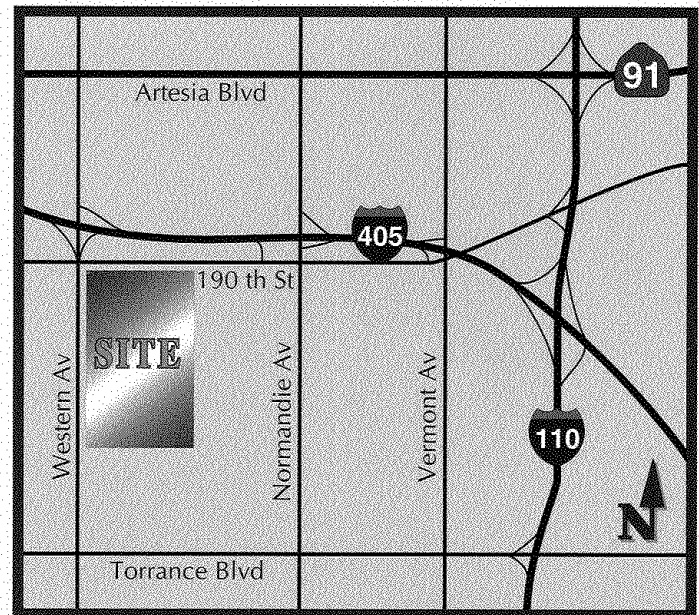
World Ports of Los Angeles and Long Beach



Harbor Gateway Commerce Center

Another quality project

by Fremont Development Company.



FREMONT PROPERTIES

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Torrance, California 90502

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